

February 16, 2021

**Via E-mail: [LDAlessandro@cityofatlanticcity.org](mailto:LDAlessandro@cityofatlanticcity.org)**  
**and UPS Ground**

Lisa D'Alessandro, Zoning Board Secretary  
City of Atlantic City  
City Hall – Suite 508  
1301 Bacharach Boulevard  
Atlantic City, NJ 08401

**Re: Application of Hansen House, L.L.C.  
16 S. Tallahassee Avenue a/k/a  
Block 210, Lot 3  
Atlantic City, New Jersey  
Our File No. 5943-15**

Dear Ms. D'Alessandro:

As you are aware, this firm represents Hansen House, L.L.C. (the "Applicant") in connection with the above application filed with your office on January 27, 2021.

Enclosed herein please find twenty-two (22) copies of the revised Land Development Application. This application has been revised to correctly reflect the title and address of Pat Malia of P Malia Consulting, LLC. As reflected in our firm's February 9, 2021 letter and the enclosed revised application, Pat Malia and P Malia Consulting, LLC will serve solely and exclusively as the Applicant's private consultant for matters relating to the Uniform Construction Code and the Atlantic City Zoning Ordinance.

The Applicant trusts that all previous application forms will be disregarded and only the revised application form enclosed herein shall be made a part of the application package to be considered by the Atlantic City Zoning Board.

Thank you, as always, for your kind attention and usual courtesies.

Very truly yours,

NEHMAD DAVIS & GOLDSTEIN, P.C.

BY: Keith A. Davis  
KEITH A. DAVIS

KAD:ch

Enclosures

c: Barbara Woolley-Dillon, Director (Via E-mail: [Bwoolley-dillon@cityofatlanticcity.org](mailto:Bwoolley-dillon@cityofatlanticcity.org)) w/encl.  
Mark D. Villanueva, Esquire (Via E-mail: [mvillanueva@stradley.com](mailto:mvillanueva@stradley.com)) w/encl.  
Robert J. Norcia, Esquire (Via E-mail: [rnorcia@stradley.com](mailto:rnorcia@stradley.com)) w/encl.  
Michael Perugini, Esquire (Via E-mail: [mperugini@cityofatlanticcity.org](mailto:mperugini@cityofatlanticcity.org)) w/encl.  
Ms. Jennifer Hansen (w/encl. via e-mail: [jmhansen@olehansen.com](mailto:jmhansen@olehansen.com)) w/encl.  
Roger Hansen, Chairman (w/encl. via e-mail: [rbhansen@olehansen.com](mailto:rbhansen@olehansen.com)) w/encl.  
Steve G. Polin, Esquire (Via E-mail: [spolin2@earthlink.net](mailto:spolin2@earthlink.net)) w/encl.  
Stuart B. Wiser, PP, AICP (Via E-Mail: [SWise@arh-us.com](mailto:SWise@arh-us.com)) w/encl.  
Mr. Patrick J. Malia (Via E-Mail: [pat@pmaliaconsultingllc.com](mailto:pat@pmaliaconsultingllc.com)) w/encl.  
Michael J. Lario, Jr., Esquire (Via Email: [mlario@ndglegal.com](mailto:mlario@ndglegal.com)) w/encl.



## ATLANTIC CITY ZONING BOARD OF ADJUSTMENT

CITY HALL - SUITE 508  
ATLANTIC CITY, NEW JERSEY 08401  
(609) 347-5404

FAX: (609) 347-5345

### PLANNING/ZONING BOARD APPLICATION FORM

CITY OF ATLANTIC CITY  
DIVISION OF PLANNING  
CITY HALL - SUITE 508  
ATLANTIC CITY, NEW JERSEY 08401

#### FOR OFFICE USE ONLY

PLANNING BOARD

☒ ZONING BOARD

#### 1. SUBJECT PROPERTY

STREET ADDRESS: 16 S. Tallahassee Avenue

TAX MAP SHEET NO. _____	BLOCK <u>210</u>	LOT(s) <u>3</u>
SHEET NO. _____	BLOCK _____	LOT(s) _____
SHEET NO. _____	BLOCK _____	LOT(s) _____

ZONING DISTRICT(s) R-2

#### 2. APPLICANT:

Name: Hansen House, L.L.C. Phone: (609) 965-3700

Address: 4 Jimmie Leeds Road, Suite 3, Galloway, New Jersey 08205

Email Address: \_\_\_\_\_ Fax Number: \_\_\_\_\_

Applicant is a(n) ☐ Corporation ☐ Partnership ☐ Individual ☒ LLC

3. **DISCLOSURE STATEMENT:** A corporation or partnership applying for permission to subdivide a parcel of land into six or more lots, or applying for a variance to construct a multiple dwelling of 25 or more family units or for approval of a site to be used for commercial purposes shall list the names and addresses of all stockholders or individual partners owning at least 10% of its stock of any class or at least 10% of the interest in the partnership, as the case may be. If a corporation or partnership owns 10% or more of the stock of a corporation, or 10% or greater interest in a partnership, subject to disclosure pursuant to section 1 of this act [40:55D-48.1], that corporation or partnership shall list the names and addresses of its stockholders holding 10% or more of its stock or of 10% or greater interest in the partnership, as the case may be, and this requirement shall be followed by every corporate stockholder or partner in a partnership, until the names and addresses of the non-corporate

Name: \_\_\_\_\_  
Address: \_\_\_\_\_ Interest \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_ Interest \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_ Interest \_\_\_\_\_

(Attach pages as necessary to fully complete)

4. If Owner is other than the applicant, provide the following information on the Owners(s):

Name: Same as Applicant

Address: \_\_\_\_\_

Telephone Number: \_\_\_\_\_ Fax Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

5. PROPERTY INFORMATION:

Present Use of Property: Single-family home, 9 bedrooms.

Lot Area: N/A Building Area (Ground Floor): N/A

Building Area Total: N/A

Number of Off-Street Parking Spaces: N/A

Restrictions, covenants, easements, association by laws, existing or proposed on the property:

Yes (attach copies) N/A No \_\_\_\_\_ Proposed \_\_\_\_\_

6. Applicant's Attorney: Keith A. Davis, Esquire

Name: Nehmad Davis & Goldstein, P.C.

Address: 4030 Ocean Heights Avenue, Egg Harbor Township, NJ 08234

E-mail Address: kdavis@ndglegal.com Fax Number: (609) 926-9721

7. Applicant's Engineer: \_\_\_\_\_ Phone: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Email Address: \_\_\_\_\_ Fax Number: \_\_\_\_\_

8. Applicant's Planning Consultant: Stuart B. Wiser, PP, AICP

Name: \_\_\_\_\_ Phone: 609-561-0482

Address: 215 Bellevue Ave., Hammonton, NJ 08037

Email Address: SWise@arh-us.com Fax Number: 609-567-8909

9. Applicant's Traffic Consultant: \_\_\_\_\_

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_

Email Address: \_\_\_\_\_ Fax Number: \_\_\_\_\_

10. List any other Expert who will submit a report or who will testify for the Applicant

Name: Patrick J. Malia, P Malia Consulting, LLC Phone: 609-703-8966

Address: 911 Seaside Ave., Absecon, NJ 08201

Field of Expertise: Uniform Construction Code & Atlantic City Zoning Ordinance

Email Address: pat@pmaliaconsultingllc.com Fax Number: \_\_\_\_\_

11. APPLICATION REPRESENTS A REQUEST FOR THE FOLLOWING:  
(Check all that apply)

**SUBDIVISION**

- \_\_\_\_\_ Minor Subdivision Approval
- \_\_\_\_\_ Major Subdivision Approval (Preliminary)
- \_\_\_\_\_ Major Subdivision Approval (Final)
- \_\_\_\_\_ Number of lots to be created
- \_\_\_\_\_ Number of proposed dwelling units
- \_\_\_\_\_ (If applicable)

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## SITE PLAN

☐ Preliminary Site Plan Approval  
☐ Final Site Plan  
☐ Amendment or revision to an Approved Site Plan  
☐ Number of proposed dwelling units

## CONDITIONAL USE

☐ Conditional Use Approval

## VARIANCE(S)

☐ Appeal decision of an Administrative Officer  
(N.J.S.A. 40:55D – 70a)  
☐ Map or Ordinance Interpretation or Special Question  
(N.J.S.A. 40:55D – 70b)  
☐ Variance Relief – Hardship (N.J.S.A. 40:55 D-70 c.(1))  
☐ Variance Relief – Substantial Benefit (N.J.S.A. 40:55 D-70 c.(2))  
☒ Variance Relief – Use (N.J.S.A. 40:55D-70 d)  
☐ Other (Specify request) \_\_\_\_\_

12. Section(s) of Ordinance from which variance is requested: Not applicable

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

13. Waivers Requested from Development Standards and/or Submission Requirements:  
Not applicable

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

14. Explain in detail the exact nature of the application and the changes to be made at the premises (attach pages as needed): See cover letter

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

15. If variances are requested, describe the variances and state, in detail, the justification for the granting of each variance see attached.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

16. Are any off-tract improvements required or proposed?

Not applicable

\_\_\_\_\_  
\_\_\_\_\_

17. What form of security does the applicant propose to provide as performance and maintenance guarantees?

Not applicable

\_\_\_\_\_  
\_\_\_\_\_

18. I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the Corporate applicant and that I am authorized to sign the application for the Corporation or that I am a general partner of the partnership. If the applicant is a corporation this must be signed by an authorized corporate officer. If the applicant is a partnership, this must be signed by a general partner.

Hansen House, L.L.C.

By:

Michael A. Lentz

Signature of Applicant

Name/Title:

Michael A. Lentz, Treasurer

Sworn and subscribed to  
Before me this 26th  
day of Jan, 2021

19. I certify that I am the Owner of the property which is the subject of this application, that I have authorized the applicant to make this application and that I agree to be bound by the application, the representations made and the decision in the same manner as if I were the applicant. If the owner is a corporation this must be signed by an authorized corporate officer. If the owner is a partnership, this must be signed by a general partner.

Colleen M. Seelman

COLLEEN M. SEELMAN  
NOTARY PUBLIC OF NEW JERSEY  
Commission # 50103692  
My Commission Expires 4/29/2024

Hansen House, L.L.C.

Michael A. Lentz

Signature of Owner

Name/Title: Michael A. Lentz, Treasurer

Sworn and subscribed to  
Before me this 26th  
day of Jan, 2021

## FINAL PLAN CERTIFICATION FORM

Applicant's Name: Hansen House, LLC Phone: (609) 965-3700

Applicant's Address: 4 Jimmie Leeds Road, Suite 3, Galloway, NJ 08205

Email Address: N/A

Owner's Name: Same as Applicant.

Owner's Address: \_\_\_\_\_

Owner's Signed Consent: Mahd G. Zemp, Treasurer Date: 1/26/21

Street Address of Property: 16 S. Tallahassee Ave.

Legal Description of Property: Block(s) 210 Lot(s) 3

Project Description: See attached cover letter.

Date of Approval: \_\_\_\_\_

### FOR OFFICE USE ONLY

Distribution:

Division of Planning  
Division of Construction  
Division of Fire Prevention  
Office of the Tax Assessor  
Office of the City Engineer